

**Arlington Redevelopment Board
Town Hall Annex
2nd Floor Conference Room
February 12, 2018, 7:15 p.m.
Meeting Minutes**

This meeting was recorded by ACMI.

PRESENT: Andrew Bunnell (Chair), Andrew West, David Watson, Eugene Benson, Kin Lau

STAFF: Jennifer Raitt

The Chair opened the meeting at 7:15pm and turned to the first item on the agenda, Special Town Meeting Article 2 Amendments. The Board reviewed and discussed each Amendment to Article 2 that were submitted to Town Meeting.

Amendment to Section 3.2.5, received from: Elizabeth Pyle, Town Meeting Member, Precinct 10

1. Replacing the word "application" in subparagraph A. with the words "application after notice is given to parties in interest of the time and place of the proceedings when the question of such consent will be considered"
2. Changing the words "was based." at the end of subparagraph B to the words "was based, and describes such changes in the record of its proceedings."

Vote: Mr. Benson moved to endorse with the understanding that it is unnecessary. Mr. Watson seconded. All voted in favor. (5-0)

Amendment to Section 3.4.2, received from Jon Gersh, Town Meeting Member, Precinct 18

1. Adding the words "in subparagraphs A through I" between the words "listed" and "below" in the first paragraph.
2. Adding the words "The following uses shall also be acted upon by the Arlington Redevelopment Board in accordance with the environmental design review procedures and standards of this Section 3.4:" beneath subparagraph I, and above subparagraph J.
2. Changing the letter "J" designating subparagraph J to the number "1"
3. Changing the letter "K" designating subparagraph K to the number "2"
4. Changing the letter "L" designating subparagraph L to the number "3"
5. Deleting subparagraph "M" in its entirety

Vote: Mr. Lau moved to vote no action. Mr. Watson seconded. All voted in favor. (5-0).

Amendment to Section 5.2, submitted by A. Michael Ruderman, Town Meeting Member, Precinct 9

1. Adding the words "OR MULTIPLE" between the words "ALL" and "DISTRICTS" in the title of Section 5.2
2. Adding a new subsection 5.2.4 that reads as follows:

5.2.4 Multiple Principal Uses

A lot or structure located in the R6, R7, BI, B2, B2A, B3, B4, BS, PUD, I, MU, and T districts may contain more than one principal use as listed in Section 5.4.3 Use Regulations for Residential Districts, Section 5.5.3 Use Regulations for Business Districts, or Section 5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts. For the purposes of interpretation of this Bylaw, the use containing the largest floor area shall be deemed the principal use and all other uses shall be classified as

accessory uses. In the case of an existing commercial use, the addition or expansion of residential use within the existing building footprint shall not require adherence to set back regulations for residential uses even if the residential use becomes the principal use of the property.

Vote: Mr. Watson moved to endorse the amendment as submitted. Mr. Benson seconded. All voted in favor. (5-0).

Amendment to 5.3.3, submitted by Peter T. Fuller, Town Meeting Member, Precinct 20

When a permitted main building to be used as a dwelling is to be located on the same lot with and beside a permitted nonresidential building, required front, side and rear yards shall be provided between each building and assumed lot lines shown upon the building permit application.

Vote: Mr. Benson moved to endorse amendment as submitted. Mr. Watson seconded. All voted in favor. (5-0).

Amendment to 5.4.2, submitted by Frank Ciano, Town Meeting Member, Precinct 15

After "50 feet" in the first sentence, delete "measured along lines parallel to the front lot line" and insert "at all points between the front lot line and the nearest building wall."

Vote: Mr. Lau moved to endorse the amendment as submitted. Mr. West seconded. All voted in favor. (5-0)

Amendment to 8.1.3, submitted by John L. Worden III, Town Meeting Member, Precinct 8

Following subsection (C) insert a new subsection (D) that reads as follows:

D. Any lot lawfully laid out by plan or deed duly recorded which complies (at the time of recording) with the minimum area, frontage, width, and depth requirements, if any, of the zoning bylaw then in effect, may be built upon for residential use provided it has a minimum area of five thousand (5,000) square feet, with a minimum front footage of fifty (50) feet, and is otherwise in accordance with the provisions of the fourth paragraph of Section 6 of the Zoning Act.

Vote: Mr. West moved to endorse the amendment as submitted. Mr. Lau seconded. All voted in favor. (5-0).

Amendment to 8.2.3, submitted by Patricia B. Worden, Town Meeting Member, Precinct 8

Make the following changes to Section 8.2.3 (D):

Deleting the words "maximum affordable price of an affordable unit" and replacing them with the words "affordable price of a comparable affordable unit"

Vote: Mr. Benson moved to endorse the amendment as submitted. Mr. Lau seconded. All voted in favor. (5-0).

Amendment to Section 2, submitted by Patricia B. Worden, Town Meeting Member, Precinct 8

Add a new definition as follows:

Building Foundation: The masonry or concrete structure in the ground which supports the building. It does not include porches, decks, sheds, patios, one story attached garages, carports, or the like.

Vote: Mr. Benson moved to vote no action. Mr. Watson seconded. All voted in favor. (5-0)

Amendment to Section 5.3.13(B)(1), submitted Joshua Lobel, Town Meeting Member, Precinct 8.

In Section 5.3.13 (B)(1) (Accessory Buildings and Other Structures) of the Proposed Zoning Bylaw Amendment Recodification recommended by the Arlington Redevelopment Board in the following respects:

Vote: Mr. Benson moved to vote no action. Mr. Watson seconded. All voted in favor. (5-0).

Ms. Raitt further stated that administrative errors were identified and sought a vote to approve and incorporate the changes into Article 2. The corrections were presented in three parts as follows:

First, that "or Section 8.1.4(A)" be deleted from Section 8.1.6(A), as follows:

"Any lot, or open space on a lot, including yards and setbacks shall not be reduced or changed in area or shape so that the

lot, open space, yard, or setback is made nonconforming or more nonconforming unless a special permit has been granted under Section 8.1.3 *(or Section 8.1.4 A deleted)."

Second, that "R7" be deleted from Section 6.1.5, as follows:

"The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, and Business and Industrial Zones to 25 percent of that required in the Table of Off-Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the Special Permit Granting Authority."

Third, that "6" be deleted from Section 5.2.2 (A), as follows:

"Any use not listed in the Tables of Uses for various districts in Section 5 (6 delete) or otherwise allowable under the provisions of this Bylaw is prohibited."

Vote: Mr. Benson moved to approve the correction of these administrative errors to Article 2 of the Special Town Meeting, in the three parts as discussed. Mr. West seconded. All voted in favor. (5-0).

Motion to adjourn to Special Town Meeting made by Kin Lau and seconded by Mr. West. All voted in favor. (5-0).